

STATE OF TEXAS
COUNTY OF BRAZOS

I(We), Ramiro Galindo, the owner and developer of the land shown on this plat, being the tract of land as conveyed to me(Us) in the Deed Records of Brazos County in Volume 455, Page 512, whose name is subscribed hereto, hereby dedicate to the use of the public forever all streets, alleys, parks, watercourses, drains, easements and public places hereon shown for the purpose identified.

STATE OF TEXAS
COUNTY OF BRAZOS

Given under my hand and seal of office this day of, 20...

Notary Public, Brazos County, Texas

I, Donald Garrett, Registered Professional Land Surveyor No. 2972 of the State of Texas, hereby certify that this plat is true and correct, and was prepared from an actual survey of the property, and that property markers and monuments were placed under my supervision on the ground, and that metes and bounds describing said subdivision will describe a closed geometric form.

Donald Garrett, R.P.L.S. No. 2972

I,, the undersigned, City Planner and/or designated Secretary of the Planning and Zoning Commission of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of, 20....

City Planner
City of Bryan, Texas

I, _____, Chair of the Planning and Zoning Commission of the City of Bryan, State of Texas, hereby certify that the attached plat was duly filed for approval with the Planning and Zoning Commission of the City of Bryan on the _____ day of _____, 20____ and same was duly approved on the _____ day of _____, 20____ by said Commission.

Chairman, Planning and Zoning Commission
City of Bryan, Texas

I,, the undersigned, City Engineer of the City of Bryan, hereby certify that this plat is in compliance with the appropriate codes and ordinances of the City of Bryan and was approved on the day of, 20....

.....
City Engineer, Bryan, Texas

STATE OF TEXAS
COUNTY CLERK
COUNTY OF BRAZOS

I, Karen McQueen, County Clerk, in and for said county, do hereby certify that this plat together with its certificates of authentication was filed for record in my office the day of 20... in the Official Records of Brazos County Texas, in Volume Page

County Clerk, Brazos County, Texas

LINE TABLE		
LINE	CHD.	L.C.
L1	N 89°53'37" E	20.62
L2	West	20.62
L3	N 82°53'22" W	19.29
L4	S 85°28'03" W	5.24
L5	N 49°35'02" W	21.41
L6	N 27°51'50" W	30.54
L7	S 78°23'51" W	38.88
L8	S 56°54'07" W	44.21
L9	N 58°19'23" W	29.55
L10	N 64°42'11" W	33.92
L11	N 73°01'28" W	33.39
L12	N 85°25'13" W	47.74
L13	N 45°41'39" W	34.91
L14	S 88°22'21" W	22.40
L15	N 59°29'04" W	27.77
L16	S 66°18'05" W	11.67

CURVE TABLE					
CURVE	RADIUS	TANGENT	LENGTH	CHD.	L.C.
C1	245.08'	11.09'	22.17'	S 85°42'49" E	22.16'

1. A portion of this property lies in the 100 year flood hazard area as established by the Federal Emergency Management (FEMA), Flood Insurance Rate Map (FIRM), Community Panel No. 45041-02D15 Effective Date: May 16, 2012.
2. All Property corners are Set 5/8" Iron Rods with cap unless otherwise stated.
3. Basis of Bearing: *Plat Bearing used as basis of bearings.
4. All setbacks shall be in accordance with the City of Bryan ordinances and regulations.
5. This Tract is zoned Mixed Use Residential. (MU-1)
6. Existing Land Use: Residential
7. The purpose of this to replat is to create Lots 3R, and 5R, Block 1.

VICINITY MAP
NTS

4475 Carter Creek Parkway

Windridge Drive

ORIGINAL PLAT

Scale: 1" 60'


REPLAT

Scale: 1" 60'

Benchmark:
City of Bryan GPS Monument No. 48
Aluminum cap set in concrete stamped
"City of Bryan Monument 48 1997"
Bears: N 68°01'43" E - 1462.96"
Elev. = 272.80 - NGVD-1929
83.00' from the back of curb at the
end of the cul-de-sac of Valley Oaks Rd.

Owner/Developer:

Owner: Galindo Interests
Address: 1900 West Villa Maria
Bryan, Tx
Phone: (979) 823 - 1919



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